

Frederick County Department of Housing and Community Development

520 North Market Street

Frederick, MD 21701

www.FrederickCountyMD.gov/housing



DEPARTMENT OVERVIEW

The Frederick County Department of Housing and Community Development (DHCD) operates a mix of affordable housing programs and resources for low to moderate-income renters, homeowners, homebuyers, and organizations that create and preserve affordable housing. The Department consists of nine full-time employees operating under a \$6.5 million dollar annual budget.

RENTAL ASSISTANCE PROGRAMS

- **Housing Choice Voucher Program (Section 8)**
Rental assistance for very low income households living in market housing – annually serve 500+ households; wait list 500+ currently closed
- **Bell Court Senior Housing**
County owned rental complex in Woodsboro provides 28 one-bedroom one-level townhomes for very low income seniors; wait list closed
- **Rental Allowance Program (RAP)**
Short term rental assistance for poverty level homeless or at risk homeless
- **Homelessness Prevention and Rapid Re-housing Program (HPRP)**
Stimulus funded short term rental assistance for very low income homeless.

HOMEBUYER PROGRAMS

- **HOME Initiatives Program**
State funded (federal pass through) assistance to first time homebuyers to assist with down payments and closing costs; up to \$7,000, deferred loans forgivable after 5 years
- **Moderately Priced Dwelling Unit (MPDU) Program**
Developments of 25 or more units must produce 12.5% as affordable units; 8 units developed to date, 400+ in pipeline.

HOMEOWNER REPAIR/REHABILITATION PROGRAMS

- **Special Loan Programs and Maryland Housing Rehab Program**
State and Federal rehab programs to provide loans or grants to low income homeowners for home repairs, housing code violations, home replacements, plumbing, heating, electrical, structural, handicap modifications, lead removal, and other emergency items.

DEVELOPER PROGRAMS

- **Development Impact Fee Exemption for Affordable Housing**
Provides exemption for payment of library and school impact fees for qualifying non profits

- **Deferred Loan Program**
Provides -0-% deferred loans to qualifying non-profit/public agencies for capital/gap funding to create affordable housing
- **Payment in Lieu of Taxes (PILOT) Program**
Provides reduction in property taxes to qualifying non-profit/public agencies as demonstration of local support.

OTHER PROGRAMS AND SERVICES

- **Frederick County Livability Code for Renters**
Complaint based code for renters living in units not meeting property code or with unsafe conditions. DHCD staff administers and enforces.
- **Service Linked Housing Program**
State funded assistance to local service providers for housing counselors to link homeless or about to be homeless with services
- **Emergency Shelter Grant**
Federally funded assistance to local service providers to operate emergency shelters.

DHCD serves as a **Resource and Referral Center** to Frederick County residents, maintaining and providing the public with up to date listings and information on assisted and market rate rental housing, shelters, transitional housing and other housing related resources.

DHCD staff serves as liaison to the **Affordable Housing Council (AHC)** whose purpose is to support the growth of the affordable housing throughout Frederick County, including all municipalities. AHC membership consists of elected officials from the County, City and Municipalities; and a cross section of citizens representing consumers, non profits, the religious community, private industry and at large members. AHC advocacy is accomplished by providing advice to both elected officials and professional staff regarding modification or creation of laws or regulations relating to the growth of affordable housing.

DHCD is a collaborator with community partners in the provision of housing through **Roof Raising** projects, whereby replacement homes are provided to low income Frederick County Homeowners residing in substandard living conditions. Local partners include Habitat for Humanity of Frederick County, the Housing Trust of Frederick County, Inc., the Builders Association of Frederick County, and numerous community volunteers.

As funds become available through grants, revolving loan funds, or BOCC appropriations, web site announcements at www.FrederickCountyMD.gov/housing and press releases are published to announce the availability of funding. Staff conducts and attends community and educational events to promote and educate the public on available programs and periodically submits articles to the Frederick News Post and the Gazette.

EQUAL HOUSING OPPORTUNITY